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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0163 – 3106 Fallwell Lane

Z.A.P. DATE: February 21, 2012

ADDRESS: 3106 Fallwell Lane

OWNERS: Gustavo Aldama; Oscar Aldama

AGENT: Austin Civil Engineering
(Brent Hammond)

ZONING FROM: I-SF-2

TO: GR

AREA: 0.2354 acres (10,254 s.f.)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 21, 2012:

DEPARTMENT COMMENTS:

The subject property is currently developed with a vacant single family residence that was constructed and permitted through the City of Austin between 1986 and 1994. Surrounding land uses to the north, west, and south are other residential uses, including both manufactured homes and single family residences. Also in the area is a religious assembly land use, and dedicated floodplain. Properties west of Fallwell Lane are zoned mobile home residence (MH), interim-rural residence (I-RR) and interim-single family residence (I-SF-2). East of the subject property, across Fallwell Lane, is an undeveloped tract commonly known as Austin Interport (East and West) that is zoned limited industrial-planned development area (LI-PDA). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested community commercial (GR) district zoning for office uses. Although there are no current code violations on the property, there is a paved driveway extending along the length of the north property line and a sizable paved parking area on the west side of the property that occurred sometime between 2006 and 2008. GR or office zoning would introduce intensive commercial zoning into an established residential neighborhood. To this end, Staff is unable to recommend the Applicant's request for GR zoning because the zoning and use is incompatible with the adjacent residences to the south, west and north, and would set precedent. The Valle Del Rio Addition subdivision that contains the rezoning area was originally platted for residential development, and proposes some challenges in order to redevelop with commercial uses. If GR zoning is granted, this site will have to comply with GR site development standards, which includes a 25 feet setback from SF-6 or more restrictive district and any single family residence.

Converting the property from interim to permanent SF-2 zoning is consistent with the zoning and residential character of similarly situated lots on Fallwell Lane, Puebla Drive and Morelos Cove.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Vacant single family residence
<i>North</i>	I-SF-2	Manufactured homes
<i>South</i>	I-SF-2	One single family residence; One manufactured home; Floodplain
<i>East</i>	LI-PDA	Undeveloped
<i>West</i>	I-RR; I-SF-2	Floodplain, Manufactured homes

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Colorado River

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS (located within the Del Valle Independent School District):

Hornsby-Dunlap Elementary School

Dailey Middle School

Del Valle High School

NEIGHBORHOOD ORGANIZATIONS:

774 – Del Valle Independent School District

786 – Home Builders Association of Greater Austin

1037 – Homeless Neighborhood Association

1075 – League of Bicycling Voters

1195 – Imperial Valley Neighborhood Association

1200 – Super Duper Neighborhood Objectors and Appealers Organization

1224 – Austin Monorail Project

1228 – Sierra Club, Austin Regional Group

1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition

1340 – Austin Heritage Tree Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2002 – Tollivar Zoning (City-initiated) – 3001 FM 973, a portion of land on Fallwell Ln, 3000 Fallwell Ln, 3000 and 3001	I-RR to RR	To Grant	Approved RR

C4/3

Michoacan Drive and 3006-3018 (even #s) Guerrero Dr.			
C14-99-2052 and C14-99-2053 – Austin Interport (East and West) – Fallwell Ln. at SH 71 East	DR, I-SF-2, I-RR to LI-PDA	To Grant GR for Blk A & 1-2 of Blk H w/conds; GR for Blk C & 3-8 of Blk I w/conds; MF-3 for Blk B, 1 of Blk F, & 5 of Blk G w/conds; & numerous other apvls & conds too	Approved LI-PDA with attached site development standards, RCs for 175' reservation of r-o-w on SH 71 (9-28-00).

RELATED CASES:

The property is platted as Lot 4 of the Valle Del Rio Addition subdivision, recorded in March 1968 (C8-67-092). There are no site plan applications approved or in process on the subject property. Please refer to Exhibit B.

The property was annexed into the full-purpose City limits on August 30, 2001 (C7a-01-002).

ABUTTING STREETS:

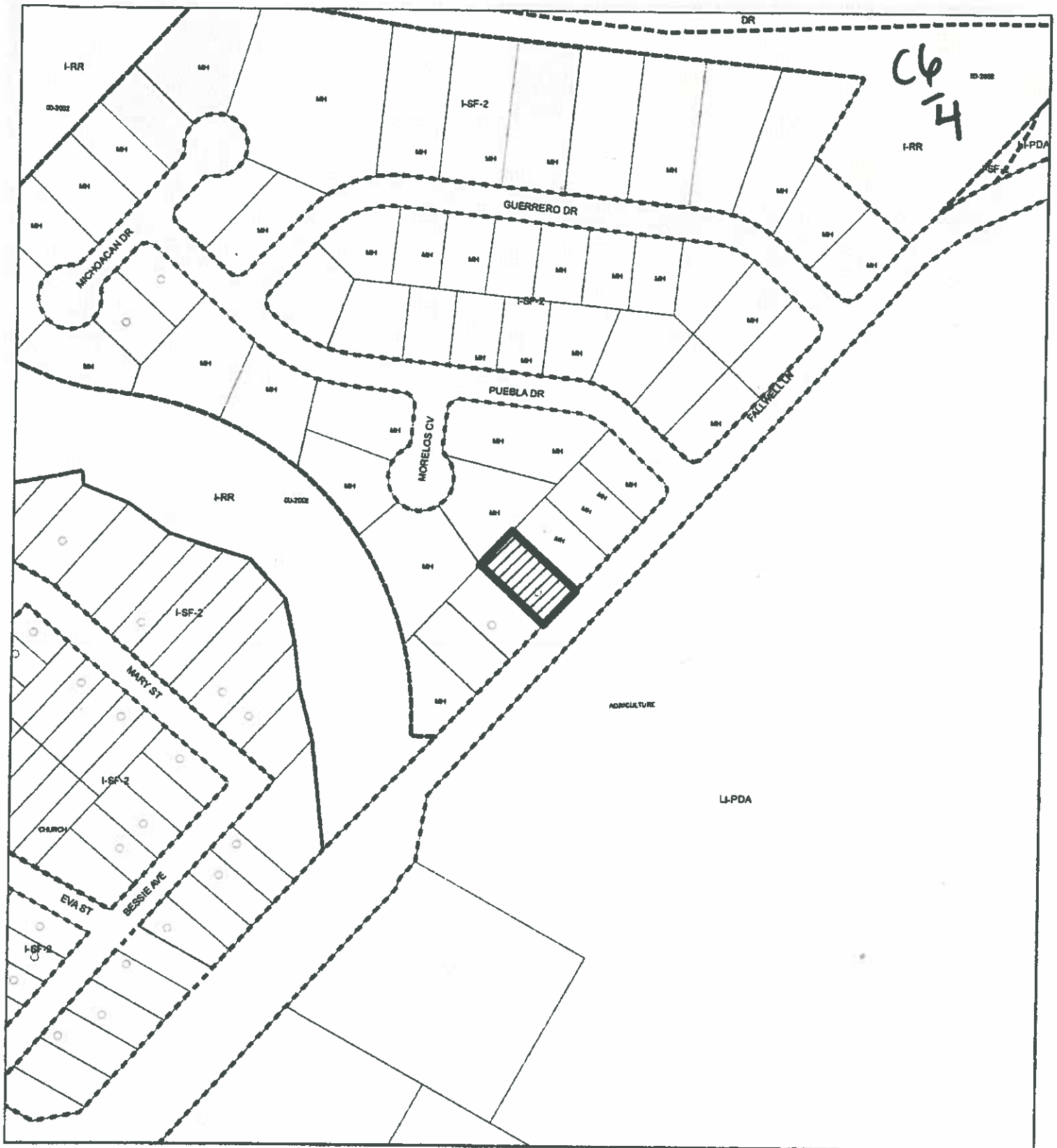
Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Fallwell Lane	40 feet	Varies	Collector (790 vpd, TXDOT 2010)	No	No	No

- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Fallwell Lane.
- Capital Metro bus service (route no. 271) is available along State Highway 71.

CITY COUNCIL DATE: March 22, 2012**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING *Exhibit A*
ZONING CASE#: C14-2011-0163



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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FALLWELL LANE

Exhibit A

↑ North

VALLE DEL RIO ADDITION

APPROVED FOR ACCEPTANCE ON THE 19th day of
March, A.D. 1964
By: *John M. Ashburn, Director of Planning*
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING
COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 19th day of
March, A.D. 1964
John M. Ashburn, Secretary

SEPTIC TANK NOTE: Each house
connected to this subdivision shall
be connected to a septic tank with
a capacity of not less than 200
gallons and with a drain field of not
less than 150 feet and shall be
installed in accordance with the
regulations of the city, county health
officer and shall be inspected and
approved by such officer. This
restriction is enforceable by the City
of Austin, Travis County Health
Unit and/or the enforcement
agency.

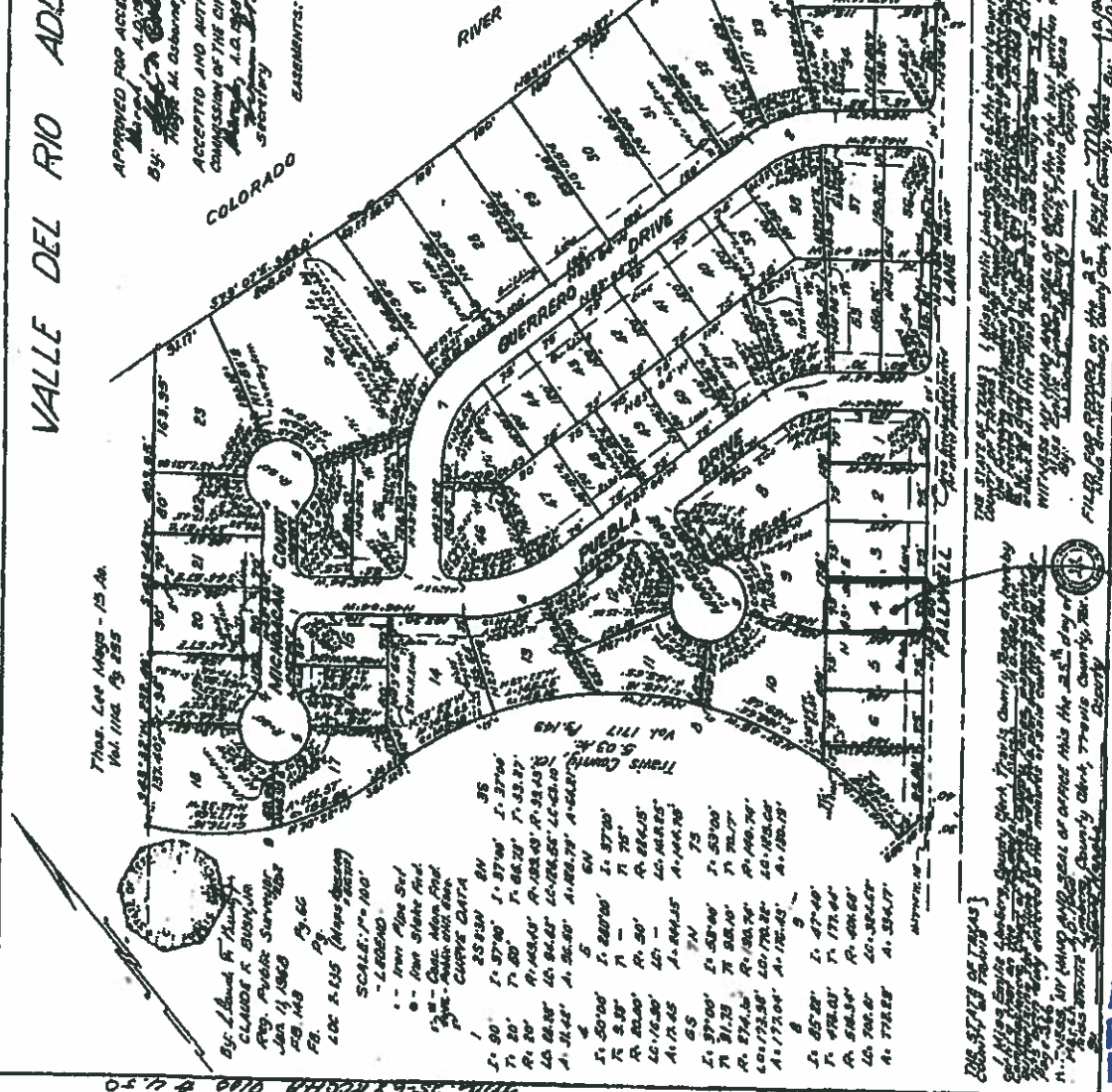
EASEMENTS: In addition to the easements shown
hereon a strip of land seven feet wide (7'00") in
width at the rear and extension of
lots in this subdivision is hereby dedicated
for public utilities and easements.

NOTE: This plat is a subdivision of the tract of land formerly
owned by the State of Texas, known as the Valle del Rio
Tract, and is being subdivided into lots for the purpose of
sale. The same land conveyed to us by deed of
record in Volume 5384, Page 25, of the
County Records of Travis County, Texas,
and the Capital National Bank of Austin,
Texas, hereinafter, according to deed of
Trust recorded in Volume 1321, Page 245
County Records of Travis County, Texas,
acting herein by and through its duly
authorized officer, Raymond B. Travis, do
herby certify that this plat is our subdivision to
be known as VALLE DEL RIO, and do
herby dedicate to the public use all
streets and easements shown hereon.
WITNESSES OUR HANDS THIS 19th day of
March, A.D. 1964.

THE STATE OF TEXAS }
COUNTY OF TRAVIS }
That we, Henry H. Henshaw, Jr. and Royce
(General) Nunnally, owners of the herein de-
scribed tract of land, do hereby certify that
the same land conveyed to us by deed of
record in Volume 5384, Page 25, of the
County Records of Travis County, Texas,
and the Capital National Bank of Austin,
Texas, hereinafter, according to deed of
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March, A.D. 1964.



CLAUDE K. BISHOP, JR.
Surveyor
Jan. 14, 1963
128, 148
P. 66
LOC. 2.125 (Survey Station)
SCALE: 1" = 100'
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7**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The purpose statement per the City of Austin Land Development Code states: "The proposed GR, community commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways."

The property has frontage on Fallwell Lane.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Community Commercial (GR) zoning is not compatible with the residential land uses and zoning districts immediately adjacent to the subject property, or in the vicinity. The subject property itself was originally developed as a residential lot, but appears to have changed over time to include nonconforming land uses and nonconforming structures.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is developed with a vacant single family residence and a parking area, and contains a few trees. There appear to be no significant topographical constraints on the site.

Impervious Cover

Within the Colorado River watershed, the maximum impervious cover allowed by the GR zoning district would be 80%, which is a consistent figure between the watershed and zoning regulations. The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Colorado River Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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<u>Development Classification</u>	<u>% of Net Site Area</u>	<u>% with Transfers</u>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Site Plan

The site is subject to compatibility standards along all shared property lines, as this tract is surrounded by I-SF-2 zoned lots. Along all property lines adjacent to single family, the following standards will apply with any future development:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

Transportation

Additional right-of-way for Fallwell Lane may be required at the time of subdivision and/or site plan.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.